

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 1, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Anguiano, Wright,
Nava

ABSENT: Martinez

3. Approval of February 15, 2011 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011061 (Council District 9):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 21 and Lot 22, Block 2, NCB 11966, 9911 McCullough Avenue and 774 Isom Road. Staff recommends approval.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 54 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Wright to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Anguiano, Wright, Nava

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011063 S (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Reception Hall on a portion of 0.2460 acres of land out of Lot 2, Block 3, NCB 14160, 5351 Glen Ridge Drive. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Wright to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Anguiano, Wright, Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011064 (Council District 3): A request for a change in zoning from "H NP-10 AHOD" Mission Historic Neighborhood Preservation Airport Hazard Overlay District and "H I-1 AHOD" Mission Historic General Industrial Airport Hazard Overlay District to "H NP-10 AHOD" Mission Historic Neighborhood Preservation Airport Hazard Overlay District on 5 acres out of NCB 10918 on a portion of 9146 Villamain. Staff recommends approval.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 16 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Wright to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Anguiano, Wright, Nava

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

7. ZONING CASE NUMBER Z2011053 S (Council District 2): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Specified Financial Institution on Lot 78, NCB 10754, 1264 South W. W. White. Staff recommends denial.

Patrick Christensen, representative, stated the purpose of this zoning request is to allow for a car title loan facility. He stated he has been in contact with Eastern Triangle representative who have expressed their support.

The following citizen(s) appeared to speak:

Dan Martinez, Chair of Eastern Triangle Community Plan, stated he has met with Mr. Christensen and they are in support. He further stated this building has been continuously vandalize and has become an eye sore.

Joann Johnson, stated she is in opposition of the propose loan facility. She stated there are 11 existing such facilities and does not support another loan facility as this would deteriorate the community.

Jim McNemaira, member of Crestlake Homeowner's Association, stated they are in opposition of this request. He expressed concerns with such loan facilities having a negative impact on the community.

Oliver Hill, President of the NAACP, San Antonio, Chapter, stated he would also like to express his opposition as he feels this would negative affect the community.

Minnie Hill, stated she is in opposition. She stated she is concerned that if there are 11 existing car title/pay loan facilities within a 12-block radius, what is the advantage of one more such facility in the neighborhood.

Staff stated there were 9 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and Dellcrest Area Neighborhood Association is in support and no response Hein-Orchard Subdivision Association. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole and seconded by Commissioner Wright to recommend denial.

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Wright, Nava

NAY: Anguiano

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2011062 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1" General Industrial District, and "R-4" Residential Single-Family District to "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 16, Block 1, NCB 10331, 1691 Rigsby Avenue. Staff recommends denial.

Cruz Ortiz, owner, stated he is agreeable for a continuance until March 15, 2011.

The following citizen(s) appeared to speak:

Enrique Vasquez, stated he strongly opposes this zoning change. He expressed concerns with the existing drug and domestic violence activity that has been occurring on the subject property.

Lupe Nunez, stated he is concern with the affect this proposal may have on his property taxes.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Myers to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Anguiano, Wright, Nava

NAY: None

THE MOTION CARRIED

9. Public Hearing and Consideration of the proposed changes to Chapter 35 of the Municipal Code (Unified Development Code) related to the River Improvement Overlay Districts design guidelines.

Anna Glover, Senior Planner, presented item and recommend approval.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend denial.

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Anguiano, Wright, Nava

NAY: None

THE MOTION CARRIED

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10. There being no further business, the meeting was adjourned at 1:52 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "Bill Tiller", written over the word "APPROVED".

Bill Tiller, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Barbara Nelson".
Executive Secretary